



To: Camden Council Planning Department (Att: Mr Patrick Marfleet)

Dear Sir,

Reference: Francis Gardner Apartments. Planning Ref no 2020/0928/P

This letter acts as an objection to the proposed re-development on the existing site for the Francis Gardner Apartments as referenced above.

As resident of the Kings Gardens mansion block, adjacent to the proposed site, my objections are as follows:

1. Quality of the proposal: This is a limited proposal that is lacking in detail in terms of description or drawings of the proposed building and its effects on the surrounding properties and for the existing flow of West End Lane. There is a challenge to be made against the height of the property that will restrict natural sunlight and raise issue of privacy to the surrounding buildings and effects on this conservation area.
2. Objective of the proposal: To increase capacity of the student accommodation through basement rooms that have little or no outlook by removing communal areas and reducing outside space is not a defensible objectives for standards of living.
3. Structural integrity and damages: Concerns for the welfare of the buildings surrounding the site is of major importance. This is an area with a history of subsidence. The Council needs to establish very valid reasons for demolishing a modern and serviceable building for the purpose of increased revenue streams at the cost of wider community distress.
4. Noise and Air Pollution: The extensive nature of the works will mean major constant and consistent loud unnatural noise for a period of 2 to 3 years. In addition, air quality will be massively compromised. This is an area that is residence to a diverse demographic including many young families and elderly people, schools, restaurants and an active community social society. All these groups of people will be adversely affected by the increased pollution.
5. Congestion, Access and Parking: It is without a doubt that a project of such magnitude will necessitate disruption to access, increased congestion on an important thoroughfare for this part of North West London and introduce parking problems for residents as the site cannot provide sufficient parking for its contractors.

As a local resident of this area, I find this proposal completely unworkable in its current state and recommend that Camden Council moves to reject this on the above grounds and its fundamental lack of clear purpose.

This proposal does not add value to the community of students it purports to serve or the wider community around West End Lane.

Yours sincerely,

